

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three double bedrooms
- ◆ Well appointed white bathroom
- ◆ Additional separate shower room/ guests w.c.
- ◆ Delightful, imposing, through lounge/dining room
- ◆ Comprehensively fitted breakfast kitchen having integrated appliances
- ◆ Balcony having delightful elevated, tree lined aspect over Sutton Park
- ◆ Double garage with electric door
- ◆ Superbly presented and much improved



***17 SETON HOUSE, SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS AROUND £325,000***

This quite exceptional, delightful, superbly presented and much improved, spacious, second floor apartment is set in a prime, central, sought after location just a short stroll from an a range of shopping facilities at The Crown. Set adjacent to and overlooking Sutton Park, the property features outstanding views to the fore. An array of additional services are available close by including local buses, access to the Cross City rail line at Four Oaks station together with well regarded schooling. The property is complemented by PVC double glazing and individual thermostatically controlled (both where specified) and furthermore has the security of a main intercom/door release system. To fully appreciate the property on offer, its true proportions, its many outstanding features together with its delightful position amidst extensive grounds, we highly recommend an internal inspection. Briefly comprising, deep, welcoming reception hall leading to a substantial through lounge/dining room having balcony off, there is a comprehensively fitted breakfast kitchen having an abundance of integrated appliances, the property offers the option of three bedrooms and perhaps the option of a home office/study to the third bedroom and additionally features a well appointed main bathroom, together with an additional shower room/guests w.c. Set to the rear you will find a double car garage having a remote controlled electric door.

Set back from the roadway behind a tarmac driveway providing a communal parking area, there are extensive gardens having lawns, pathways, shrubs, bushes and mature trees, rosebeds, together with seating areas. A pathway gives access to the property which is entered via:

**RECESSED PORCH:** Glazed double doors with side intercom/door release system opens to:

**COMMUNAL ENTRANCE HALL:** Stairs rise to the second floor where there is a substantial landing with PVC double glazed window overlooking the front elevation, timber door provides access to:

**WELCOMING RECEPTION HALL:** Obscure glazed panels, cloaks/storage cupboard, oak flooring.

**ATTRACTIVE, IMPOSING THROUGH LOUNGE/DINING ROOM:** 23'3" x 13'5" PVC double glazed window to rear with two further double glazed windows to side and wide PVC double glazed picture window overlooks a delightful, tree lined aspect to the fore, being Sutton Park. The lounge offers a substantial seating area together with space for a dining table, there are two, electric, thermostatic radiators, oak flooring and PVC double glazed French door opening to:

**WIDE ENCLOSED BALCONY:** Overlooking the property's extensive gardens together with the aforementioned, panoramic, tree lined aspect.

**FITTED BREAKFAST KITCHEN:** 12'0" max x 11'6" PVC double glazed window to rear, one and half bowl sink unit set into sweeping granite worksurface having matching upstands, there is a comprehensive range of high gloss units to both base and wall level, including draws, integrated fridge freezer, dishwasher, washing machine/dryer, fitted wine fridge, elevated electric oven/steam oven in turn having microwave above, there is a flush fitting induction hob having feature extractor over, three/four space peninsular breakfast bar, oak flooring.

**BEDROOM ONE:** 12'7" x 12'1" PVC double glazed window to front, electric thermostatic radiator, two double built-in wardrobes with central draw units, two single fitted wardrobes with two double storage cupboards over, bed recess.

**BEDROOM TWO:** 12'4" x 10'9" PVC double glazed window to rear, electric thermostatic radiator.

**BEDROOM THREE/HOME OFFICE/DEN:** 11'7" x 11'0" PVC double glazed windows to front and side, electric thermostatic radiator.

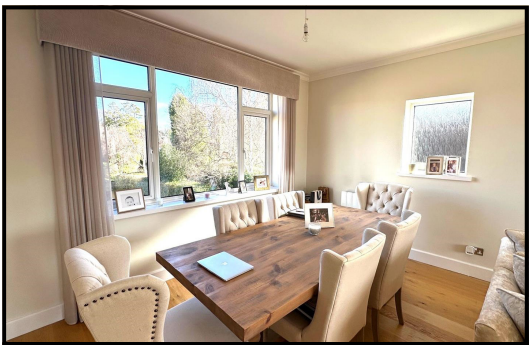
**WELL APPOINTED BATHROOM:** PVC double glazed obscure window to rear, matching white suite comprising whirlpool bath having glazed, bubble style, feature tiled splashbacks, glazed splashscreen and fitted shower, wall hung wash hand basin having base unit beneath, low flushing w.c., chrome ladder style radiator, further tiling to walls, tiled floor with underfloor heating, airing cupboard.

**SHOWER ROOM/GUESTS CLOAKROOM:** PVC double glazed obscure window to rear, matching well appointed white suite comprising large shower cubicle with glazed splashscreen, wall hung wash hand basin with base unit beneath, low flushing w.c., chrome ladder style radiator, further tiling to walls and floor.

**DOUBLE CAR GARAGE:** 17'10" x 17'6" Set to the rear having remote controlled, electric garage door, internal light and power points.

**OUTSIDE:** The property is set amidst extensive, outstanding, well tended gardens having lawns, bushes and trees.





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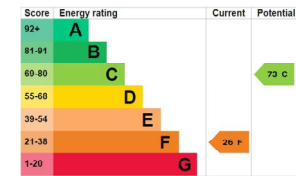
**TENURE:** We have been informed by the vendor that the property is leasehold having the benefit of a significantly extended leasehold term (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** E

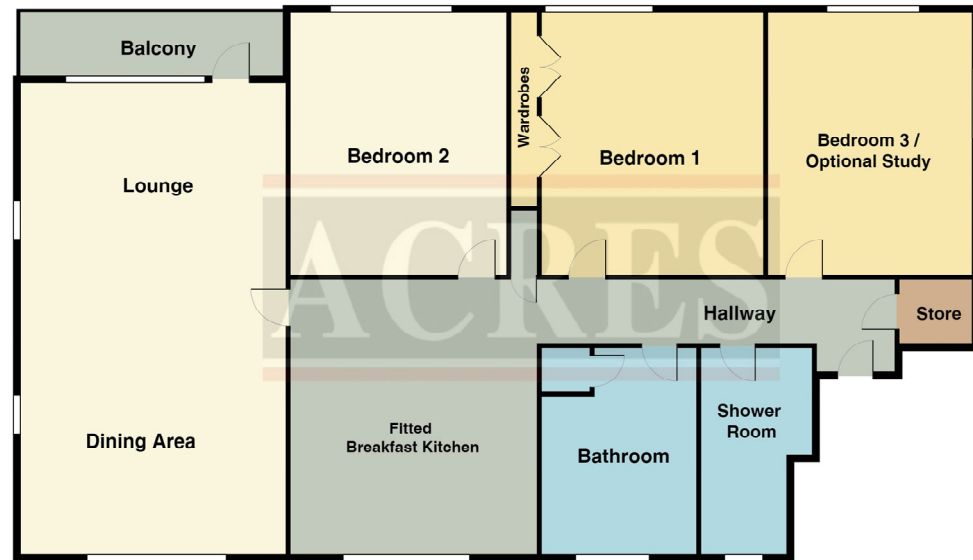
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Crown Lane



Seton House, Seymour Gardens, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.